



CITY OF RENTON
DEPARTMENT OF COMMUNITY AND
ECONOMIC DEVELOPMENT
HEARING EXAMINER DECISION, EXHIBITS

Project Name: Avana Ridge Preliminary PUD		Project Number: LUA15-000894, ECF, PPUD	
Date of Hearing 5/10/16	Staff Contact Rocale Timmons Senior Planner	Project Contact/Applicant Justin Lagers Avana Ridge, LLC 9675 SE 36th St, Ste 105; Mercer Island, WA 98040	Project Location 17249 Benson Rd S Renton, WA

The following exhibits were admitted during the hearing:

- Exhibits 1-23: Hearing Examiner Staff Report and Exhibits
- Exhibit 24: Staff Powerpoint Presentation
- Exhibit 25: Height Request – Elevations
- Exhibit 26: Site Illustration
- Exhibit 27: Rendering – Rooflines (East Building)
- Exhibit 28: Rendering – Rooflines (West Building)
- Exhibit 29: Google Maps <https://www.google.com/maps>

Avana Ridge PUD
(LUA15-000894)

Public Hearing

Names/Titles

Rocale Timmons, Senior Planner

Date

May 10, 2016

CITY OF Renton


1

Presentation Outline

- Project Description
- Process to Date
 - Comment Period
 - Public Comments
 - SEPA Determination
 - Staff Analysis
- Renton Municipal Code Analysis
 - Comprehensive Plan Compliance
 - Zoning Compliance
 - Critical Area Code Compliance
 - Design Review Compliance
 - Planned Urban Development Compliance
- Staff Recommendation


2

Approximate Location



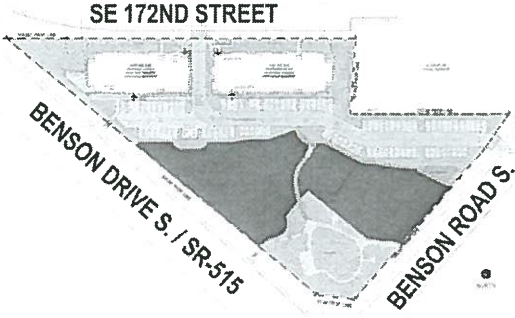
3

Site Characteristics




4

Proposal



5

Proposal



SE 172nd St
East Building facing SE

SE 172nd St
West Building facing SW

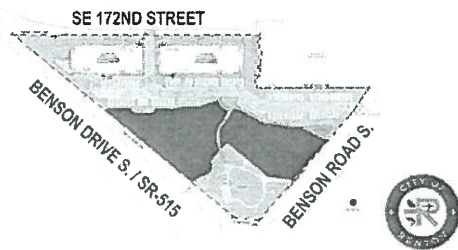
6

EXHIBIT 24

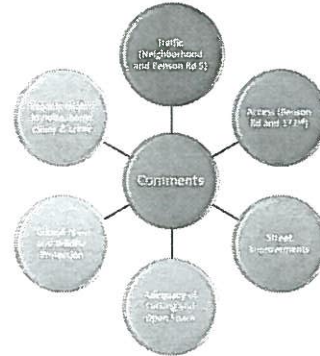
POWER POINT PRE.

Recommendation

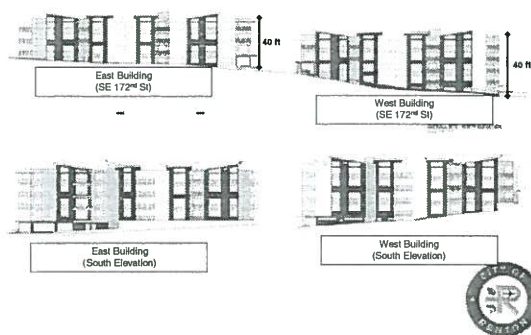
Staff recommends approval of the Avana Ridge PUD, as depicted in Exhibit 2 subject to 22 conditions of approval.



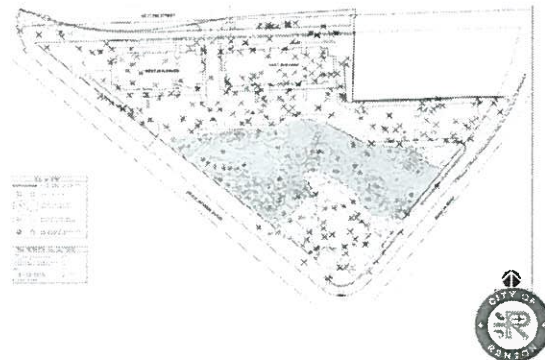
Public Comments



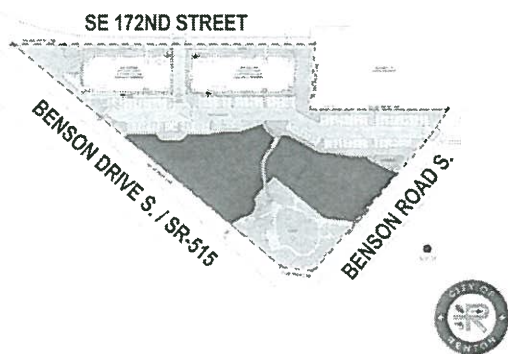
Height



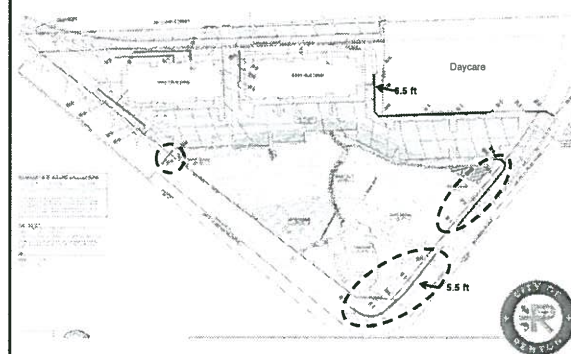
Trees



Parking



Retaining Walls



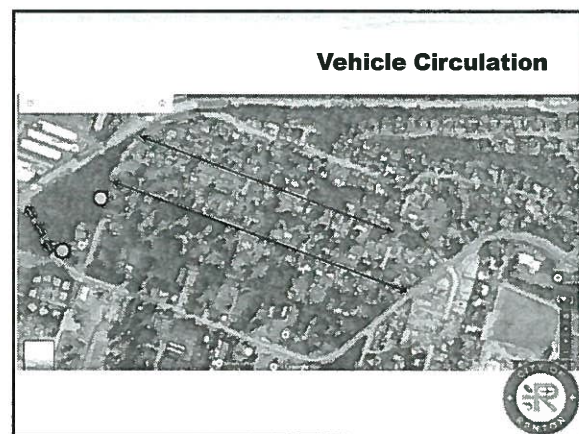
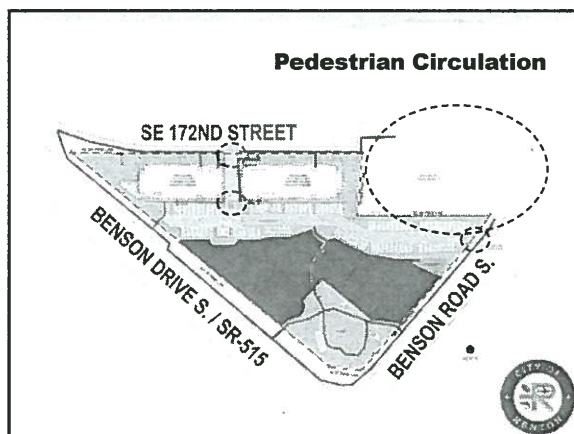
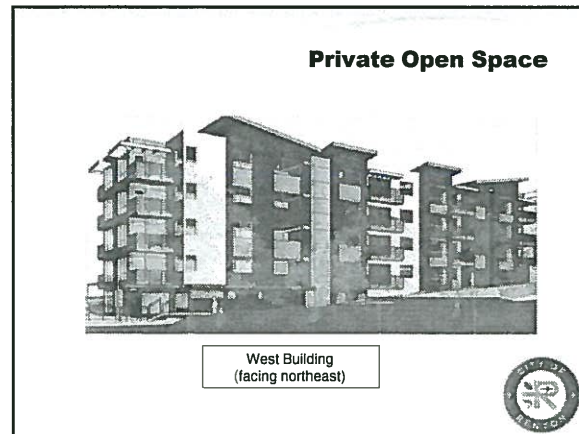
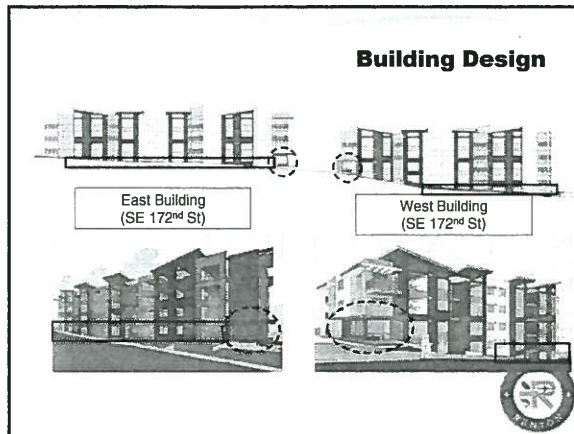




EXHIBIT 26
 SITE ILLUSTRATION

ORIGINAL SHEET SIZE IS 24"X36" | PLOT DATE



EXHIBIT 27
RENDERS (Rooflines
EAST BLDG

E - PLANNED URBAN DEVELOPMENT
2ND ST. RENTON, WA 98055

EAST BUILDING

NOTE: IMAGE SHOWN IS A GRAPHIC REPRESENTATION OF ARCHITECTURAL
LANDSCAPE DESIGN INTENT. LANDSCAPING IS APPROXIMATED AT F



EXHIBITS 28
WEST BLDG RENDE

IE - PLANNED URBAN DEVELOPMENT
2ND ST. RENTON, WA 98055

WEST BUILDING

NOTE: IMAGE SHOWN IS A GRAPHIC REPRESENTATION OF ARCHITECTURAL
LANDSCAPE DESIGN INTENT. LANDSCAPING IS APPROXIMATED AT F